

## MINUTES OF THE MEETING OF APRIL 3, 1978

Present - Members Mitchell, O'Connor, Williams, Gade, Stirling,  
Haro, and Chairman Wilson  
Excused - Member Schnaubelt  
Absent - Member Lowery  
Secretary - Charles G. Abdelnour

The meeting was convened at 2:57 p.m. with Chairman Wilson presiding.

The minutes of March 21 and of March 28, 1978 were unanimously approved on motion of Member Gade, and second of Member O'Connor.

Member Lowery entered the meeting.

Next on the agenda was Special Item 3, Discussion of Gaslamp Project Area Committee (PAC) Position Paper. Chairman of PAC, Chuck Tyson, referred to the recommendations in the paper, and asked the Agency to adopt them. The proposed action would have Mike Stepler of the Planning Department as the City's staff support, and implementation of the project through the Planning Department rather than through CCDC.

Those persons who spoke in support of the Gaslamp PAC position paper were the following: Lowell Waxman, Dorothy Hom, Ray Cadena, Dr. Ray Brandes, Fritz Ahern, James Schneider, Gerald F. LaKarnafeaux, Alfonso Macy, Jerry Yablonicky, Randy Fong, and Villa Reyes. Their desire to have a more significant voice in the redevelopment process was generally addressed, as was their dissatisfaction with CCDC's administering of the program.

Member Williams left the meeting.

In response to the statements made by Mr. Tyson and others from the Gaslamp Quarter, both Dean Dunphy, president of CCDC, and Chairman Wilson stated their beliefs that private enterprise should be encouraged to do as much as possible, but that the special apparatus for implementation and the tax increment available through redevelopment projects established through the enactment of State legislation are specifically set up to help revitalization of such areas as Gaslamp. Mr. Wilson stressed the long-range benefits of tax increment revenue, saying that it should not be considered on a pay-as-you-go basis, but as a guarantee against which the City could advance funds to a project in the first years of implementation, such amounts being considerably greater than the \$20,000 mentioned as the amount of revenue available during 1979 had the proposed plan gone ahead as CCDC had originally scheduled it.

Executive Director Hugh McKinley expressed his hope that significant progress continue, but that other means to implement it would be sought in order to avoid further delay and discord.

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James Goff, Director of the Planning Department, said that if they were designated to perform the role, they would do the best they can, although certain functions, such as executing Owner Participation Agreements, were clearly outside their realm.

Mr. McKinley suggested that the Redevelopment Division of the Engineering and Development Department could handle such mechanics, and that CCDC might be called upon for some assistance. Problems with staffing and with the budget would be worked out, he said.

Member Lowery put into the form of a motion the following: that a report be made by staff within a reasonable period describing the suggested staffing and the mechanics of administering the Gaslamp Project; that there be a progress report in six months and another in a year; that in the interim the internal problems be worked out. Member Mitchell seconded the motion, and the vote was unanimous.

Items 4 and 5, relative to the proposed resolutions on the Gaslamp Plan, were continued for one year, on motion of Member Haro and second of Member Gade. The vote was unanimous.

Member Mitchell left the meeting.

RESOLUTION No. 380, authorizing the issuance of \$3,500,000 Tax Allocation Bonds, Series A, to finance a portion of the public costs of the Marina Redevelopment Project, was approved on motion of Member Stirling and second of Member Haro, with the following vote: Yeas - Wilson, Haro, Stirling, Lowery, and O'Connor; Nay - Gade.

RESOLUTION No. 381, declaring the intention to sell bonds of the Redevelopment Agency in the amount of \$3,500,000, fixing the time and place for receiving bids, and directing the publication of the Notice Inviting Bids, was approved on motion of Member Stirling and second of Member Haro, with the following vote: Yeas - Wilson, Haro, Stirling, Lowery, and O'Connor; Nay - Gade.

RESOLUTION No. 382, approving the Official Statement for the sale of the bonds of the Redevelopment Agency in the amount of \$3,500,000, was approved on motion of Member Stirling and second of Member Haro, with the following vote: Yeas - Wilson, Haro, Stirling, Lowery, and O'Connor; Nay - Gade.

RESOLUTION No. 383, authorizing the Executive Director or his designee to execute the First Implementation Agreement to the Owner Participation Agreement with the San Diego Unified Port District, was unanimously approved on motion of Member Stirling and second of Member O'Connor, the resolution's last paragraph being amended to include "substantively the form of (said document)."

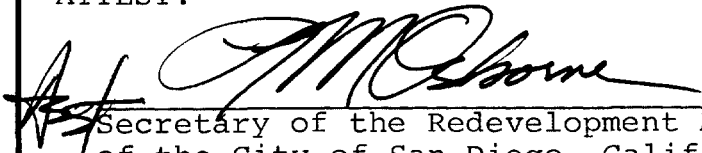
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The meeting was adjourned at 4:30 p.m.



Chairman of the Redevelopment Agency  
of the City of San Diego, California

ATTEST:



Secretary of the Redevelopment Agency  
of the City of San Diego, California